

THIS INSTRUMENT PREPARED
BY AND RETURN TO:
Bernie J. Brown, Jr., Attorney
5100 Poplar Ave., Suite 2515
Memphis, TN 38137-2515
(901) 761-1010

BOOK 280 PAGE 783

WARRANTY DEED

THIS INDENTURE, made and entered into this _____ day of January, 1995, by and between JOHNNIE TAMILA BINKLEY RAINES and husband, JACK H. RAINES, and SANDRA LEE BINKLEY LEATH, and husband, ROBERT DON LEATH, parties of the first part, and MICHAEL WAYNE BAKER, an unmarried person, party of the second part,

WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hernando, County of DeSoto, State of Mississippi, to-wit:

Lot No. 27, Pleasant Hill, Arkabutla Reservoir located in the Southeast Quarter of the Southeast Quarter of Section Twenty-Five (25), and Northeast Quarter of the Northeast Quarter of Section Thirty Six (36), Township Three (3) South, Range Nine (9) West, DeSoto County, Mississippi, more particularly described as follows:

Beginning at a point located at the Southeast corner of Lot 27 from which point an iron pipe located 20 feet South of the Norwest Corner of the Northeast Quarter of Section 31, Township 3 South, Range 8 West, bears North 88 degrees 46 minutes East, 3275.44 feet distant; run thence North 88 degrees 16 minutes West 300.0 feet to a point; thence North 00 degrees 17 minutes East 215.88 feet to a point; thence South 69 degrees 14 minutes East, 95.42 feet to a point; thence South 81 degrees 11 minutes East, 170.28 feet to a point; thence South 14 degrees 03 minutes East, 170.12 feet to the point of beginning, containing 1.2 acres, more or less, and being the same lot conveyed to John T. Binkley by Warranty Deed of Mrs. Stella Bailey, a widow, dated February 21, 1963, of record in Book 54, Page 509, Register's Office, DeSoto County, Mississippi. That John T. Binkley died in DeSoto County, Mississippi, on November 17, 1994, survived by two adult children who are parties of the first part herein, and survived by no spouse, no children other than the parties of the first part herein, and no descendants of deceased children.

Jack H. Raines joins in this conveyance for the purpose of divesting all his right, title and interest in the above-described property by virtue of his marital status to the said Johnnie Tamila Binkley Raines.

Robert Don Leath joins in this conveyance for the purpose of divesting all his right, title and interest in the above-described property by virtue of his marital status to the said Sandra Lee Binkley Leath.

This conveyance is subject to the following conditions, reservations, and outstanding interests:

1. Subject to existing easements for public roads, streets, and highways, public utilities, and pipe lines.
2. That the property herein conveyed shall be used for cottage site purposes only, and in the event of use for any other purposes, title to the land and improvements shall revert to and vest in the United States of America. As used herein the term "cottage site" means a parcel of land developed or to be developed by the construction of a private cottage thereon and used, or to be used, for private recreational purposes.

The United States of America reserved the perpetual right, power, privilege, and easement to occasionally overflow, flood, and submerge the hereinabove-described lands and the improvements located thereon below elevation 243 feet m.s.l., and the United States of America shall in no way be liable for damages of any nature or kind as a result of such flooding. No permanent structure shall be constructed on the above-described lands below said elevation 243 feet m.s.l., nor shall any temporary structure be placed thereon without permission in writing by the District Engineer, U. S. Army Engineer District, having jurisdiction in the premises.

The hereinabove described lot is subject to zoning and subdivision regulations of DeSoto County, Mississippi.

Taxes for the year 1995 are to be paid by the Grantee. Possession is given with delivery of this deed.

WITNESS the signatures of the said parties of the first part the day and year first above written.

BOOK 280 PAGE 784

Jack H. Raines
JACK H. RAINES
Robert Don Leath
ROBERT DON LEATH

Johnnie Tamila Binkley Raines
JOHNNIE TAMILA BINKLEY RAINES
Sandra Lee Binkley Leath
SANDRA LEE BINKLEY LEATH

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared JOHNNIE TAMILA BINKLEY RAINES and husband, JACK H. RAINES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the persons within named and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 18 day of January, 1995.

Bernie A. Brown, Jr.
Notary Public

My Commission Expires:

7-11-95

STATE OF MISSOURI
COUNTY OF St. Charles

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared SANDRA LEE BINKLEY LEATH and husband, ROBERT DON LEATH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the persons within named and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 16th day of January, 1995.

Julie Ann Wesselmann
Notary Public

My Commission Expires:

JULIE ANN WESSELMANN
NOTARY PUBLIC - STATE OF MISSOURI
ST. CHARLES COUNTY
MY COMMISSION EXPIRES MAY 30, 1997

STATE OF TENNESSEE, COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, \$30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the _____ day of January, 1995.

Notary Public

My Commission Expires:

GRANTOR: Sandra Leath Johnnie Raines
1173 Reelfoot Drive Box 576
Chesterfield, MO 63017 Coldwater MS 38618
(314) 469-1933 (601) 562-7015
(314) 770-1415 (901) 761-9725

Grantee: Michael Wayne Baker
5005 Pine Ridge Road
Hernando, MS 38632
(601) 342-9133

STATE MS - DESOTO CO.
FILED

The following information is not a part of this Deed.

Property Address: 5005 Pine Ridge Road, Hernando, MS 38632

Parcel No.: 3097-3601.0-00027.00 STATE MS - DESOTO CO. ms
FILED ms

Mail Tax Bill to: Mr. Michael Wayne Baker
5005 Pine Ridge Road
Hernando, MS 38632

BK 286 PG 78
W.E. DAVIS
by B. Clelland &c

JAN 19 10 07 AM '95

BK 286 PG 78
W.E. DAVIS
FILED